

Chapter 17.30: Redevelopment Project Area (RP) Combining District

§17.30.010. Purpose

The Utah Neighborhood Redevelopment Act provides the Municipal Council with the opportunity of encouraging new housing and economic growth in areas of the City established as Redevelopment Project Areas. The Redevelopment Project Area is administered by the City of Logan Redevelopment Agency. To facilitate the management of appropriate growth within the City's redevelopment project areas, the Municipal Council establishes combining zone regulations for each area.

§17.30.020. Redevelopment Project Area Established

There are within the City of Logan five Redevelopment Project Areas that have been enacted pursuant to Utah law:

- A. Downtown Redevelopment Project Area;
- B. Logan River Redevelopment Project Area;
- C. North main Redevelopment Project Area;
- D. Northwest Industrial Redevelopment Project Area;
- E. South Main Redevelopment Project Area;
- F. Additional redevelopment project areas shall be added by amending this chapter.

§17.30.030. Use Management With Redevelopment Project Areas

The Municipal Council finds and declares that in order to obtain the highest possible community return on investment for development within redevelopment project areas, it is necessary to ensure that the City of Logan Redevelopment Agency review and approve the use of land within each redevelopment project area.

A. Delegation of Use Approval

The Municipal Council hereby delegates authority to approve, conditionally approve, or deny the use of land within a redevelopment project area to the Redevelopment Agency and as otherwise addressed within this chapter.

B. Delegation of Design Approval

Development requiring a design review permit pursuant to this Title shall have the design of the project reviewed by under the provisions of Chapter 17.50.

§17.30.040. Review of Uses Within a Redevelopment Project Area

A. Consistency With Redevelopment Project Area Objectives

1. If a proposed use is consistent with the objectives of a redevelopment project area as established in this chapter, and the use is identified as a permitted use in the base zoning district, it shall be reviewed for approval by the Director of Community Development. This approval is for use only, any site development, remodeling, design, signs, and other construction is subject to the provisions of this Title.
2. If a proposed use is consistent with the objectives of a redevelopment project area as established in this chapter, and the use is identified as a conditional use in the base zoning district, it shall be reviewed for approval, conditional approval, or denial by the Planning Commission in conformance with the standards of Chapter 17.49. The Planning Commission shall not be empowered to approve any use which is not consistent with the objectives of the redevelopment project area as defined in this chapter.
3. The decision of the Planning Commission or the Director of Community Development shall be held in abeyance for seven calendar days. The Director of Community Development shall notify the members of the Redevelopment Agency

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via electronic mail or written memorandum of a decision to approve a use within any redevelopment project area. Any member of the redevelopment agency may call for the matter to be heard before the Agency for concurrence with the decision of the Commission or the Director.

B. Uses Not Consistent With Redevelopment Project Area Objectives

If a use is not consistent with the objectives of a redevelopment project area as defined in this chapter, the use shall be subject to the approval, conditional approval, or denial of the Redevelopment Agency. The Redevelopment Agency shall review the use at a public meeting of the Agency for which notice has been made pursuant to the requirements of the Utah Neighborhood Redevelopment Act. The decision of the Redevelopment Agency shall be the final administrative action of the review process. The decision of the Redevelopment Agency is not subject to appeal to the Board of Appeals. The Redevelopment Agency shall make findings to support its decision, and it may use the standards of Chapter 17.49 as a basis for its review.

§17.30.050. Procedures for Review of Uses in Redevelopment Project Areas

A. Review by the Director of Community Development

The proponent shall submit a business license application accompanied by a description of the proposed business and any additional information which will facilitate an understanding of the business' operations, target customers, and service or products.

B. Review by the Planning Commission

The proponent shall submit an application for a conditional use permit as required by Chapters 17.49 and 17.55.

C. Review by the Redevelopment Agency

The proponent shall submit an application for a conditional use permit as required by Chapters 17.49 and 17.55, except that the site plan and building elevations need not be prepared in color.

§17.30.060. Objectives of the Redevelopment Project Areas

A. Downtown Redevelopment Project Area

The Downtown Redevelopment Project Area is intended for the enhancement and economic growth of the City center. All uses in the Commercial Central (CC) base zoning district are consistent with the Downtown Redevelopment Project Area.

B. North Main Redevelopment Project Area

1. The North Main Redevelopment Project Area is intended to be an "Auto Mall" for the sales and service of new vehicles, and the secondary and accessory sales and service of used vehicles as a component of a new vehicle dealership.
2. Any agricultural use existing on the day of the formation of the North Main Redevelopment Project Area, October 28, 1998, shall be permitted to continue as an agricultural operation as allowed by the Agriculture (AG) zone and under the provisions of the "Right to Farm" regulations in §17.44.050.

C. Northwest Industrial Redevelopment Project Area

The Northwest Industrial Redevelopment Project Area is intended for business park development for offices and industrial uses. No retail uses as a primary use shall be permitted. Only manufacturing and office uses within the Industrial (IND) base zoning district are consistent with the purpose of the Northwest Industrial Redevelopment Project Area.

D. Logan River Redevelopment Project Area

The Logan River Redevelopment Project Area is intended for business park development for offices and industrial uses. Any retail, restaurant, or accommodations uses shall require review by the Redevelopment Agency. Only manufacturing and

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office uses within the Industrial (IND) base zoning district are consistent with the purpose of the Logan River Redevelopment Project Area.

E. South Main Redevelopment Project Area

The South Main Redevelopment Project Area is intended for business park, retail development, and residential development.

1. Uses proposed on lands within the Commercial General (CG) base zoning district are consistent with the purpose of the South Main Redevelopment Project Area.
2. Uses proposed on lands within the Commercial Neighborhood (CN) base zoning district are consistent with the purpose of the South Main Redevelopment Project Area.
3. Uses proposed on lands within residential zones as identified on the Official Zoning Map are consistent with the purpose of the South Main Redevelopment Project Area.